



March 28, 2024

“Proposed Popeyes Restaurant Development Brentwood, CA”

RE: Center Parking Calculations
NEC Brentwood Blvd. & Village Dr.
Brentwood, California

FRESNO, CA (559)720-8638
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Address Code	Tenant Name	Premises Area	
		SqFt	%
7820	Dollar General	15,670	48.37%
7830	The Camp 10/1/2021 (fitness)	6,250	19.29%
7850	Li Lin (massage)	1,426	4.40%
7856	Hao Thi Dao (nail salon)	1,426	4.40%
7860	Miguel A S Cenobio (party and quinceanera supply retailer)	1,426	4.40%
7870	Brentwood Laundromat	1,426	4.40%
7876	Ivette Stefani Gonzalez (restaurant- 3 suites)	1,426	4.40%
101		918	2.83%
7880-A		1,013	3.13%
7880-B	Julian Lobatos Hernandez and Mayra De Leon De La Rosa (beauty supply retailer)	766	2.36%
101 B	Authority Patrol, Inc. (office use only)	648	2.00%
		32,395	100.00%

Parking	
Factor	Required
250	63
250	25
250	6
250	6
250	6
250	6
250	6
200	7
200	5
200	5
250	3
250	3
	135

Popeyes Lousiana Kitchen Parcel			
TBD	Popeyes Stand Alone Restaurant	2,735	100.00%

Factor	Required
200	14

Total Parking Required with Popeyes:	149
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Loss/Gain Calculations:	
(EXISTING) Parking Within Development:	169
Parking Stalls Removed for Restripe:	(21)
New/Restriped Stalls:	46
Existing Parking Lost to Popeyes Parcel:	(49)
Parking Provided on Popeyes Parcel:	12
(TOTAL) Parking Provided Within Development:	157

Total Parking Over Requirement:	8
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Sincerely,

Charlie Brown, Owner
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